

NEIGHBORHOOD NINE NEIGHBORHOOD STUDY

REC. TYPE & NUMBER	RECOMMENDATION SUMMARY	PRELIMINARY IMPLEMENTATION STATUS	TIMETABLE	PRIORITY	OTHER
Housing					
H1	The City should continue limited-equity home ownership programs to promote home ownership for residents with low- and moderate incomes.	Cambridge Housing Authority purchased 8-10 Lancaster Street, 65 rental units.			
H2	<p>The City should identify properties within the neighborhood that may provide opportunities for limited equity development.</p> <ul style="list-style-type: none"> lot near Bellis Circle storage site on Concord Avenue "bird house" on Walden Street 	6 Units of Homeownership opportunities provided at Bolton Street development-JAS Corporation			
H3	The City should identify distressed properties that may provide opportunities for rehabilitation and conversion into affordable housing.	City & Non-profits actively looking for opportunities throughout the city.			
H4	The City should support policies and programs that offer equitable solutions for expiring use housing and would not force residents to leave the City because of housing costs.	CDD has monitored all expiring use properties in the City; 402 Rindge Avenue will remain affordable. Walden Square Apartments are preserved as permanent affordable units and rehab work underway.			
H5	The City should consider giving floor area ratio (FAR) bonuses to owners of proposed mixed-use developments located in commercial districts, which include a significant low-income housing component.	The City has passed the Inclusionary Zoning, which requires a developer of 10 or more units to provide 15% affordable units; a 30% increase in FAR bonus is allowed.			

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H6	The City should consider giving FAR bonuses to developers who build multiple-unit housing with deed restrictions requiring the housing to maintain affordable occupancy.	See Above			
H7	Encourage the construction of low-income housing where possible on appropriate sites.	See Above			
H8	Continue to invest in home rehabilitation programs.				

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Economic Development and Employment					
EDE1	The City should make the provision of employment opportunities for low-income residents one of its primary concerns.	The Cambridge Employment Plan and the Office of Work Force Development provide services to both residents and businesses.			
EDE2	The City should develop a small business development and retention program to protect small enterprises from being pushed out by big stores and chains.	The City has developed the Façade Improvement Program, which includes signage and lighting, and the Best Retail Practice Program that helps small businesses improve their appearance to compete better with larger businesses and chain.			
EDE3	Continue to expand the City's micro enterprise development program (through the Cambridge Business Development Center) to develop home-based businesses, especially among economically disadvantaged residents	The Cambridge Business Development Center continues to work with small business owners and potential business owners including home based businesses. Programs targeted to low-moderate income clients and include Getting Started in Business and Business Planning.			
EDE4	Encourage a major grocery chain to locate in the neighborhood.	(2) Star Markets (Porter Square, Beacon Street) and Bread & Circus are major grocery stores located in or close to Neighborhood Nine.			
EDE5	Conduct surveys of businesses to track their business needs.	WMBE Survey issued April, 2002. Tracking to begin once survey information is completed.			
EDE6	Expand the Cambridge Emerging Technology Partnerships Program.				
EDE7	Encourage parking transportation policy consistent				

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	with sustainable neighborhoods.				
EDE8	Manage development of economic activity along Massachusetts Avenue, Concord Avenue and Alewife area while protecting the residential areas of the neighborhood.	Citywide rezoning reduced commercial development potential at Alewife and Porter Square			
EDE9	Reevaluate taxation on businesses with the intention of protecting smaller businesses in the City. Consider small business adjustments.				
ED10	<p>The Study Committee directs these recommendations to the city's Work Force Development Office and its training and placement partners.</p> <ol style="list-style-type: none"> I. Conduct English as a Second Language classes at the Peabody and Fitzgerald Community Schools (using the Graham and Parks Community School as a model). II. Create or expand existing job training programs for young adults, single mothers and other economically disenfranchised parts of the population. III. Intensify outreach efforts so that residents can take advantage of training and placement services. IV. Build partnerships with emerging technology companies to provide training or training opportunities for residents. V. Explore ways for high school graduates from the neighborhood to pursue a post secondary 	<p>Bio-Tech Program/JAS/BHCC</p> <p>City of Cambridge Scholarship Program</p> <p>RSTA Program, September, 2002</p> <p>Bunker Hill Community College/City of Cambridge Collaborative</p>			DHSP/ School Depart ment/ Just-A Start

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	<p>education, including the creation of a scholarship fund involving local schools and businesses.</p> <p>VI. Expand youth employment and career pathways initiatives.</p> <p>VII. Provide the necessary transportation links needed for residents to access job-training programs, especially area community colleges.</p>				

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Open Space					
OS1	Management/Administration/Maintenance Encourage Department of Public Works employees to be more vigilant about picking up spilled trash on scheduled trash removal day.	The Department of Public Works initiated a new park maintenance structure, which created park maintenance sectors across the city.			
OS2	Add dog-waste receptacles in parks and along streets in the neighborhood.				
OS3	Encourage the creation of an "Adopt-A-Park" program in neighborhood parks.				
OS4	Neighborhood organizations and residents groups should organize a neighborhood clean-up day in conjunction with the Department of Public Works.				
OS5	Encourage neighborhood organizations and residents groups to organize a trustee's organization for the major parks in the neighborhood. (These organizations would serve as conduits to raise funds on a charitable basis to enhance the utility and aesthetic quality of the parks.)				
OS6	Planning, Programming, Design and Construction: Mitigate water pollution due to runoff into Alewife Brook/Little River and the Alewife Reservation	The Cambridge Department of Public Works sewer separation program will reduce the pollution due to runoff into the Alewife Brook.			

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OS7	Seek opportunities to increase community open space. Add sites for community gardens and recreational use.	The City's Green Ribbon Report, which was completed in 2000, established guidelines on open space acquisition.			
OS8	Study current policy of scheduling adult leagues in City fields/parks.				
OS9	Railroad Crossing: <ul style="list-style-type: none"> Convert open lot next to railroad tracks at Walden Square into a passive park along with the renovation of the tunnel. 	The recommendation of the Railroad Safety Task Force included providing a tunnel which is wider and shallower than the existing tunnel. The design phase of this project is nearing completion.			
OS10	Improve Railroad Underpass				

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Institutions					
INST1	Harvard University and Radcliffe College Harvard and Radcliffe should continue to work with the neighborhood during the early stages of planning for new construction. Harvard should improve their internal planning process to ensure optimum communication with the community	As part of the Committee on Community - University Relationships agreement both universities, Harvard and Lesley submitting reports annually on institutional data and future plans.			
INST2	Harvard should confine their institutional uses to their existing grandfathered premises (when within residential areas) and to commercially zoned areas.				
INST3	The University should continue and expand cleaning the sidewalks on their property.				
INST4	The Committee urges Harvard and Radcliffe to open up certain resources to the immediate neighborhood, especially the libraries and athletic facilities)				
INST5	Establish a business mentoring program with the Harvard Business School				
INST6	The city's Committee on Community-University Relationships should actively track all tax exempt property, analyze loss to the city, make recommendations, lobby and encourage institutions to contribute more, and issue a yearly report.				
INST7	Lesley College	See Above			

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	Undertake a master planning process including residents and the city and addressing such issues as physical expansion and traffic management. Encourage College's community relations office to do more outreach in the neighborhood.				

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Land Use					
LU1	Evaluate what kind of redevelopment, if any, should take place in light industrial areas if the opportunity arises.				
LU2	<p>Consider the following changes in the Industry A-1 zoning district:</p> <ul style="list-style-type: none"> Amend the zoning ordinance to require a special permit, issued by the Planning Board, for all development proposals in the zoning district. As part of the permitting process, the Planning Board should encourage residential use on the parcel at Sherman Street and along Concord Avenue at the Fresh Pond rotary (because of the proximity of Danehy Park and Tobin School). Commercial and light industrial use may be accommodated closer to the rail spur and Fresh Pond Shopping Mall. 	Major review of such areas occurred as part of Citywide Rezoning process. Some IA-1 districts were rezoned to residential; remaining IA-1 districts given incentives for housing subject to project review at 50,000Sq.Ft. ; special standards for development greater than 25,000 SF.			
LU3	<p>Modifying the residence C-3 zoning district as follows:</p> <ul style="list-style-type: none"> Develop design guidelines for the Residence C-3 districts surrounding Harvard Square to protect adjacent lower density residential neighborhoods and to provide a smooth transition between zoning districts of different character. 	The Hammond Street Overlay in the Agassiz Neighborhood was created to address this transition.			
LU4	<p>Consider design changes in Porter Square:</p> <ul style="list-style-type: none"> The owners of the Porter Exchange should redevelop the parking lots to make them visually 	Subject to initiative of private owner. Project review and site development standards apply to new development.			

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	appealing and with uses that serve the neighborhood. Possibilities include placing either a park, housing, or retail above ground with parking underneath.				
LU5	Improve Concord Avenue as follows: <ul style="list-style-type: none"> Discourage parking in front of the buildings or visible from the main street. 				

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Urban Design					
UD1	<p>As part of the Open Space Plan, the city should encourage commercial and residential property owners along Massachusetts Avenue and Concord Avenue and the corner of Walden and Sherman Streets to convert available area (small sites) to open space</p> <ul style="list-style-type: none"> • Small sites could be landscaped and benches installed. • Give special consideration to the corner of Sherman and Walden Streets (Masse's Corner) to give it definition. • Consider ways to reward property owners for not over-developing space that is currently open and consider tax breaks for limited public access to private open space. 	Projects that seek a Special Permit must submit site plans to the Planning Board for review.			
UD2	The city should consider placing benches and trash receptacles along streets throughout the neighborhood in locations that do not impede pedestrian flow.				
UD3	<p>Encourage the following design improvements to Porter Square</p> <ul style="list-style-type: none"> • The owners and manager of the Star Market/Porter Square Shopping Center should landscape the parking lot (with no loss of parking spaces) making it less of an eyesore and more appealing. • The owners of the Porter Exchange should redevelop the parking lots to make them visually appealing and 	The City, Porter Square Neighbors Association, and the owner of the Porter Square shopping center entered into a MOU, which has resulted in a full redevelopment of the parking lots. Improvements included substantial new landscaping, façade treatment, and street furniture.			

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	<p>with uses that serve the neighborhood. Possibilities include placing either a park, housing or retail above ground with parking underneath.</p> <ul style="list-style-type: none"> • Encourage programs and projects that make the area around the Fresh Pond Shopping Center more pedestrian-friendly by encouraging appropriate types of sidewalks and other pedestrian paths; planting trees and other vegetation; and installing benches, traffic lights, and other pedestrian amenities. • Include open space requirements in redevelopment of larger spaces, such as Cambridge Storage, as well as mixed-income housing and retail activity that serve the immediate residents. • Public Works, Commonwealth Electric and Nynex should collaborate on development of a single pole that would incorporate telephone wires and directional signs. 				
UD4	<p>Take an integrated approach to planning Massachusetts Avenue, with research and improvements in the following areas:</p> <ul style="list-style-type: none"> • Study problems of traffic flow, noise and loading zones; types of businesses desired in this area; strategies to encourage them; urban design improvements such as benches, open spaces, bicycle path and pedestrian crossings; means of making the area more livable. • Place emphasis on making Massachusetts Avenue a pedestrian oriented neighborhood shopping area; plant 	<p>The City of Cambridge appointed a seventeen member Citizens Advisory Committee to help guide the planning process for the sewer separation and Massachusetts Avenue improvement project slated to begin in July, 1998. The first phase of the roadway planning process concluded in December 1997 with full consensus on a roadway design that allowed a left turn lane out of the Shopping Center onto Massachusetts Avenue south.</p>			

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	<p>trees, grass, and perhaps flowers along the center strip from Everett Street to the railroad bridge at Porter Square; encourage businesses to have more plantings in front of their stores- possibly boxed plants; install benches where practical; consider encouraging development of outdoor dining facilities by existing establishments (zoning code could give bonuses to encourage this development); (encourage the License commission to give occupancy increases if the increased seats are outdoors); keep Massachusetts Avenue and Porter Square liquor license caps in place.</p> <ul style="list-style-type: none"> • Suggested areas for benches/enhanced landscaping: in front of Porter Exchange, in front of the Congregational Church and in areas that are practical and that do not impede pedestrian flow. • Explore the feasibility of landscaping the median strip, not necessarily with trees and grass, but possibly other durable, low maintenance planting material. Consider having the parking meters along Massachusetts Avenue go into effect at 9:00 or 9:30 am. Look at what impact parking in the area has on the smaller businesses. • Consider eliminating 15 minutes meter zones. • More enforcement of double parked cars to ease congestion and promote flow of traffic on Richdale and Walden. • Study the record of tickets issued to determine if any particular times of the day have an especially high rate of illegal parking; if so, follow up with tougher 	<p>The City typically considers improvements such as curb extensions in coordination with street repaving schedules.</p>			

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	<p>enforcement.</p> <ul style="list-style-type: none"> • Study size of trucks allowed on neighborhood streets. • Study loading zone areas along Massachusetts Avenue, and at Walden and Richdale Avenue: Look at hours of operation, restrictions, enforcement, etc. • Explore opportunities for cluster parking to allow alternative uses on the street, such as dedicated bus lanes and bicycle lanes. • Explore the possibility of dedicated bus lanes for Massachusetts Avenue. • Do a survey of current and potential users and trip purposes along the Massachusetts Avenue corridor. 				
UD6	<p>The city, neighborhood residents and businesses must work together to foster a good mix of commercial retail uses along Massachusetts Avenue that serve local needs such as drug stores, convenience stores, shoe repairs, dry cleaning, hardware, small clothing stores, toy stores, family and affordably priced restaurants</p> <ul style="list-style-type: none"> • There is insufficient parking along Massachusetts Avenue and in Porter Square for these to be satisfactory regional or destination retail areas. • Massachusetts Avenue should not become "restaurant row" or have a concentration of businesses in the same field such as the furniture concentration around Putnam Square, nor should it have a concentration of craft shops, boutiques, tee shirt shops and similar shops principally aimed at peoples' discretionary rather 				

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	<p>than necessity spending; limited destination shopping is preferable.</p> <ul style="list-style-type: none"> • Conduct a survey of businesses to determine where patrons come from. • Look at incentives such as real estate tax exemptions to assist local businesses. • Resolve issues of commercial delivery and trash pick-up times so as to minimize rush hour traffic delays and disruption to neighbors. 				
UD7	Consider having city public works crews remove snow on sidewalks along Massachusetts Avenue and along all the city's major corridors and squares.				

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Transportation, Traffic, and Parking					
TPT1	Consider changing some existing two-way streets to one-way <ul style="list-style-type: none"> Possibilities for consideration include Hurlburt and Mt. Pleasant Streets and Buena Vista Park 	Traffic & Parking is available to do an analysis of impacts if residents of the street are interested. Potential impacts to be considered include increased speeds and where relocated traffic would go.			
TPT2	Manage traffic flow to keep through traffic (no destination within the neighborhood) to main thoroughfares	This is a major goal for roadway improvements. City tries to ensure that major thoroughfares can accommodate reasonable amounts of traffic to prevent cutting through on local streets.			
TPT3	Address the problem of non-residents parking illegally on residential streets	Ongoing enforcement: if people identify specific areas with violations, they can contact T&P for selective enforcement (phone: 349-4700).			
TPT4	Explore the possibility of changing hours of resident trash removal to after the morning rush hour				
TPT5	Consider instituting traffic calming techniques to slow traffic on neighborhood streets	City now has a traffic-calming program. Projects in Neighborhood 9 have included Arsenal Square, Concord Ave., Upland/Raymond, Fayerweather from Walden to Huron, Sherman at Fenno and Stearns. See flyer for information on how to request projects.			
TPT6	Support the establishment of shuttle/paratransit	City has done a detailed study of possible			

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	services to areas of the neighborhood not now adequately served by existing public transportation, especially Lincoln Way, Walden Square, Walden Park Apartments and Briston Arms housing developments	shuttle services. We concluded it is more effective to improve bus services for most transit users, and the City works with the T to do this. The planned Porter Sq. improvements will improve pedestrian access to the station, which should benefit many Neighborhood 9 residents (most are within 1/2 mile of Porter).			
TPT7	Increase awareness of and expand SCM Community Transportation Services	The City has increased its contribution to these services.			
TPT8	Improve pedestrian/bicycle safety and access through enforcement of existing regulation, expansion of programs to encourage walking and bicycling	The City has an extensive Bicycle and Pedestrian program, with citizen committees and a variety of projects. Cambridge Walks is an inter-dept. group that promotes walking for health in various ways. The citizen committees work with the police on enforcement.			
TPT9	<p>Improve, through signage, lights or reconstruction, at unsafe intersections:</p> <ul style="list-style-type: none"> Garden Street beyond Walden to Field Street Walden and Richdale (install pedestrian crossing signal) Linnaean and Garden Sherman at Danehy Park/Walden Square Road Raymond and Richdale at Walden Square Road Garden and Concord at Arsenal Square Newell Street at Upland Road (install a Yield sign) 	<p>Garden: Pavement markings & signs done. On list for future traffic calming.</p> <p>Walden/Richdale: Planned State bridge project should improve intersection Mass Highway is investigating how to maintain ped. access before scheduling project.</p> <p>Linnean/Garden: Nothing planned currently.</p> <p>Sherman: curb extensions done at Fenno and Stearns. Improved pavement markings. On list for future traffic calming.</p> <p>Raymond/Richdale: No street work planned.</p>			

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	on Newell) <ul style="list-style-type: none"> Massachusetts Avenue and Upland Road Massachusetts Avenue southbound turning left onto Roseland Street 	Yerxa Rd. underpass is in design process. Arsenal Square: Project done. Newell: Neighborhood process recommended no change to intersection. Mass./Upland: Porter Sq. project planned. Mass. Ave./Roseland: No current plans.			
TPT10	Pursue a comprehensive street enhancement program to help control the speed of traffic, discourage through traffic and enhance pedestrian flow by the use of landscaped traffic circles and speed humps	See traffic calming program information.			
TPT11	Improve enforcement of existing parking and traffic laws which regulate double parking, illegal use of resident parking spaces, parking in no-parking zones, and moving violations	Ongoing enforcement: if people identify specific areas with violations, they can contact T&P for selective enforcement (phone: 349-4700)			